

BABYLON BUILDING

12 WEST MAIN STREET

Thomas F. Babylon built this building on West Main Street, a few feet west of St. Route 32, in 1896. The building is three stories tall, but it almost reads as two: a commercial ground floor and an upper area that is dominated (indeed that nearly consists of) 2 large round arches which form a semi-arcade across the south facade. A photograph, which must have been taken soon after the building was erected, shows it with its bulging arches soaring above its older more traditional neighbors, clearly symbolizing how merchants such as Babylon placed, in the words of a 1912 local newspaper article "This nation....in the front rank of those of the world." Today the Babylon building is bordered by structures that nearly match height, and that clearly followed its example in design, making it almost a seminal work.

MARYLAND HISTORICAL TRUST

Cur 422
0704224611

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Babylon Building

AND/OR COMMON

2 LOCATION

STREET & NUMBER

12 West Main Street (MD 32)

CITY, TOWN

Westminster

— VICINITY OF

CONGRESSIONAL DISTRICT

7

STATE

Maryland

COUNTY

Carroll

3 CLASSIFICATION

CATEGORY

— DISTRICT

☒ BUILDING(S)

— STRUCTURE

— SITE

— OBJECT

OWNERSHIP

— PUBLIC

☒ PRIVATE

— BOTH

PUBLIC ACQUISITION

— IN PROCESS

— BEING CONSIDERED

STATUS

☒ OCCUPIED

— UNOCCUPIED

— WORK IN PROGRESS

☒ YES: RESTRICTED

— YES: UNRESTRICTED

— NO

ACCESSIBLE

PRESENT USE

— AGRICULTURE

☒ COMMERCIAL

— EDUCATIONAL

— ENTERTAINMENT

— GOVERNMENT

— INDUSTRIAL

— MILITARY

— MUSEUM

— PARK

— PRIVATE RESIDENCE

— RELIGIOUS

— SCIENTIFIC

— TRANSPORTATION

— OTHER:

4 OWNER OF PROPERTY

NAME

F. Thomas Babylon Estate

Telephone #: 848-5760

STREET & NUMBER

c/o David S. Babylon 10 East Main Street

CITY, TOWN

Westminster

— VICINITY OF

STATE, zip code

Maryland 21157

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Carroll County Office Building

Liber #: 81

Folio #: 484

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (Slightly)	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

 DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building Thomas F. Babylon built in 1896 fronts the north side of West Main Street (St. Route 32) about 60 feet west of that street's intersection with Railroad Avenue (St. Route 27) in Westminster. Although little changed physically since the turn of the century, the building has changed psychologically; as the buildings that surround the Babylon building increased in size, the Babylon building began to lose its physical and emotional power.

The building is three stories tall, but it almost reads as two; a commercial ground floor, and an upper story that is dominated (indeed that very nearly consists of) two large round arches which form a semi-arcade across the floor's south facade.

The ground floor has changed the most in the past 81 years, but these changes appear to be mainly superficial. The floor was (and is) given the appearance of containing two shops. Each shop is approached by a recessed door, centrally placed between large plate glass display areas. This glass originally went, in an unbroken sheet, to the three part denticulated entablature which tops the ground floor, but these upper panes, and the frieze and architrave of the entablature, have recently been covered over by a sign boasting the name of the ground floor's current tenant.

Placed within the openings of the upper floors' "arcade" are three-sided bay windows. Each window has a double-hung sash, with one-over-one panes. The top of the bay windows is decorated by a wreathed and garlanded frieze; this frieze divides the stories. The third floor of the building also gives the appearance of being sheltered by this arcade. It is located behind the arches, and takes the form of two (more or less) thermal windows. Four courses of header bricks hug the round arches on their outside edges. Well-proportioned capitals, with almost Adamesque egg-and-dart capitals, appear to serve the function of supporting the arcade's arches.

The center of the facade has a flurry of decoration - a single 1/1 window on the second floor (all windows are similarly paned); the window is topped by a pediment which is supported by end modillions; above is a recessed, enriched rectangle; above that is a band between the two central pilasters with "A 1896 D" on it in raised white letters. All this - window, recessed block, and lettered band, - is enclosed by a narrow, round arched recess, which is surmounted by a 4-light round window.

The green painted, terra cotta tiled roof has three round dormer windows in it (windows are regularly placed within the roof, and vis-a-vis the arches on the second and third floors). The roof is eased into the wall by a 3-part modillioned entablature. This entablature and all other trim

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

CARR-422

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1896

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

While practically all buildings are capable of being read on different levels, the Babylon Building seems to be especially susceptible to symbolic interpretations, interpretations which work on local as well as national levels.

Westminster's builders sometimes seem like characters from the Canterbury Tales; there is the lawyer, the farmer, the doctor, etc...; now enters the Merchant. (Many of these issues have been broached in the discussion of the Wantz building, but this seems a very good place for elaboration.) Westminster began as a small farming capital, that is, its earliest inhabitants were directly associated with agricultural Carroll County - its first industry, tanning, doubtless began as a response to an abundance of hide. Similarly, the early architecture of this City was almost indistinguishable from the architecture of the surrounding farms. As the 19th century progressed (a word those Victorians would have approved of), dependence and direct dealings with local farmers continually diminished, and the City began to develop a life, a force, and a style of its own. The merchant class was rising. The significance of this trend in Westminster is not, of course, that it was unique to that City, but, rather, that it so well mirrored national developments; Main Street was everywhere.

Although it is possible to encounter the psychology of that era second hand (through the works of various writers, painters, and other artists), it is just as rewarding to study the Ragtime Age, by means of its buildings (such as the Babylon Building) and contemporaneous discussions of these buildings in newspapers (such as in the 1912 article that dominated the front page of Westminster's American Sentinel). The Sentinel ran a long series of articles entitled "The Merchants of Westminster", and the one that appeared on the Babylon family was a masterpiece. After beginning the article with the noncommittal poem:

Tare and tret, gross and net,
Box and hogshed dry and wet,
Readymade of every grade --
Wholesale and retail--will you trade?"

The writer begins to sound his trumpets of praise. Noting that "in the early history of the world" a citizen who "engaged in trade is looked down upon" - then we are told "the advent of the Civil War was productive of many

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

Being the eastern 43' of lot 14 as shown on a plat of "Winter's Addition to Westminster", recorded among the Land Records of Frederick County in Book JS 2, Page 195, 196.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Christopher Weeks, Consultant

February, 1977

ORGANIZATION

Historical Sites Survey

DATE

STREET & NUMBER

City Hall - Public Works Department

TELEPHONE

CITY OR TOWN

Westminster

STATE

Maryland 21157

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

#7

window enframements, pediment on the central second-story window, capitals, 1896 band, bay windows, frieze - is painted deep tuscan red which contrasts nicely with the leonine brick of the brick "arcade", the green of the roof, and the white of the original lettering. It seems unfortunate that this effective polychromatic scheme did not register on the mind of the present tenant when he ordered his ground floor 43' x 8' sign.

The east and west facades - now virtually flush with bordering buildings - were originally blind below the northward sloping shed roof of the entire building. The north facade, as is the case with most commercial structures of this era, was and is utilitarian; sheds, windows, and loading doors and ramps come and go as the occasion warrants.

#5

changes in this country, none of which assumed the importance of the commercial entrance. The nation was prostrated and the question of how to build it up on a solid foundation and at the same time develop its vast resources became a burning one. The best brains of the country forsook the professions and entered the commercial and manufacturing world..." As a result, "instead of being looked down upon by the men of the cloth, by men of the law, by those of medicine, and, in Europe by those of high-sounding names and empty titles" merchant have become respectable. "The world realized that the merchant is needed and no where is that fact better recognized than right here in Westminster." The article then goes on and singles out "a large department store such as the Babylon and Lippy Company" and the enterprise going on "in the handsome building on West Main Street". We're then told quite a bit about the beginnings of the Company, and those who founded it, in particular about "Mr. F. Thomas Babylon, the president of the Babylon and Lippy Company, and sole owner of the Babylon building" who is "a self-made man...and a son of the late Josiah Babylon..." We also hear a bit about "Mr. Charles E. Lippy, who at the tender age of 12 years was forced to forego an education in a public school...and look after the business."

Babylon built his "handsome building on West Main Street" in 1896. A photograph, which has to have been taken soon after, shows the building with its vaulting arches soaring above its older neighbors, clearly symbolizing how the merchant placed "this nation...in the front rank of those of the world." The small, traditional (i.e., agricultural in origin) buildings which huddle beside the Babylon building are clearly remnants of an era "before the Civil War (when) the proprietors of large estates and lawyers made up most of the legislative bodies and dictated the policies of this country...." Today, the Babylon Building is bordered by structures that nearly match it in height, and that clearly followed its example in design, even as their builders followed the lead of young Babylon as he helped make the world safe for democracy (this is especially noticeable in the building just west of the Babylon building, which apes the older structure in cornice placement, and most visibly, in its use of the bay-window-in-arch motif).

Babylon built his building on the western 43' of a 120' x 198' lot that was sold by John S. Roop to John S. Murray on New Year's Day 1851 for \$300 (Carroll County Deed Book 17, Page 65). This lot consisted of lots 13 and 14 of Winter's Addition and was originally owned by Andrew Reese, whose trustee sold it to Roop's father, David, on April 14, 1831 (Frederick County Deed Book JS 36, Page 105). Murray sold the 120' x 198' parcel to Jacob Wilson on April 7, 1869 (37/99) and, as he lived next door - in the 3-bay, 2-story, brick house shown in the old photograph - he retained for himself the right to use the spring on the lot now filled with the Babylon building. Jacob Wilson died on November 14, 1893 and his executrix, Mary E. Wilson, sold a 43' x 198' piece of the lot to Babylon on December 10, 1895 for \$5000 (Will 7/195, Deed 81/484).

3-9-77

CARR-422



The Babylon building at the turn of the century

Farm Boy Alters City Skyline

By PATTI BAIR
Times Staff Writer

WESTMINSTER — It was exactly one century ago, in 1887, that Thomas F. Babylon, then a farm boy from Frizellburg, moved to Westminster to try his hand in commerce.

He had spent his youth working on the family farm, going to school only from December to March as his chores would allow. Therefore, his decision to move to the city was seen as opening up "a new world."

Even though he had worked in Frizellburg's country store, there were greater opportunities ahead for the energetic Babylon in Westminster's growing business district.

Babylon began by working for Andrew Stephen, who operated a hardware store at the corner of Main and Liberty streets.

He lived in Stephen's house and apparently was quick to learn the ropes of the trade. The American Sentinel newspaper related in 1912 that "what Mr. Babylon lacked in book learning he made up in industry, sterling honesty and strict attention and study of the business of his employer."

Babylon continued to work for Stephen until his employer's death in 1896. He then joined with George Albaugh to commence the Albaugh and Babylon Grocery Co....

Babylon's prominence on the business scene can be seen in his leadership of many local organizations: the Westminster Savings Bank, Farmers Fertilizer and Feed Company, Ice and Cold Storage Co....

He built the Babylon building in 1896, and originally tried to rent out the commercial space there. But after "three concerns failed to make good,"

Babylon reportedly decided to "conduct a department store" of his own in the building.

Working with Charles E. Lippy, the Babylon and Lippy Co. was incorporated in 1905, offering Westminster patrons dry goods, notions, clothing and shoes.

The grand, three story building was nicknamed the "Daylight Store" because of the huge windows which flooded Babylon's merchandise with light.

An old photograph of downtown Westminster in the early 1900's shows the Babylon building towering above neighboring businesses and homes, which the city's architectural historian, Chris Weeks, relates to the rise of the merchant class.

To understand the local import of the Babylon Building, Weeks gives this picture of the development merchants in the agrarian Carroll County:

"Westminster began as a small farming capital, that is, its earliest inhabitants were directly associated with agricultural Carroll County. Its first industry tanning, doubtless began as a response to an abundance of cattle."

"Similarly, the early architecture of this city was almost indistinguishable from the architecture of surrounding farms."

"As the 19th century progressed, dependence and direct dealings with local farmers continually diminished, and the city began to develop a life, a force, a style of its own."

"The merchant class was rising."

"The significance of this trend in Westminster is not, of course, that it was unique to that city, but rather that it so well mirrored national developments; Main Street was everywhere..."

The American Sentinel further observed that after the Civil War, "The nation was prostrated and the question of how to build it up on a solid foundation and at the same time develop its vast resources became a burning one. The best brains of the country forsook the professions and entering the commercial and manufacturing world."

Thus the Babylon Building, like the man behind it, marked a changing emphasis, from farm to business.

(This is part of a continuing series of reports about the architecture and history of Westminster, based on information supplied by Chris Weeks, the city's architectural historian.)

NATIONAL PARK SERVICE
Washington D.C. 20240

CARR-422

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

The Babylon Building

1. Name of property: _____
 Address of property: 10-12 West Main Street (MD 32)
 City Westminster County Carroll State MD Zip Code 21157
 Name of historic district in which property is located Westminster Historic District

Check here if request is for:

- ☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes)

2. Description of Physical Appearance:
 (see instructions for map and photograph requirements—use reverse side if necessary)
see attached sheet

3. Statement of Significance:
 (use reverse side if necessary)

see attached sheet

Date of construction (if known): 1896 ☒ Original site ☐ Moved ☐ Date of alterations (if known): _____

4. Name and Mailing Address of Owner:

Name Dr. E. John Fioramonti The Babylon Building Partnership
 Street 1017 E. Breezwick
 City Towson State MD Zip Code 21204
 Telephone number (during day): Area Code (301) 337-7986

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Dr. E. John Fioramonti Date 7/5/83

Social Security Number or Taxpayer Identification Number 52-1292031

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60). and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria

Signature [Signature] Date 7-15-83
 State Historic Preservation Officer

Historic Preservation Certification Application Part I 2/14/83

2. Description of Physical Appearance

The Babylon Building fronts the north side of West Main Street (Route 32) in Westminster, Maryland. Rectangular in plan, the building extends back approximately 100 feet to a small parking lot and a rear alley. The three story brick structure is divided into two commercial spaces, Number 10 and Number 12 West Main. In 1896 when the building was constructed, it soared above the small neighboring shops. Today it is flanked by other commercial structures of a similar scale (photo 2).

The two ground floor shops (unoccupied) have entrance doors recessed between large, unbroken plate glass display areas. Both the double doors in Number 12 and the single door in Number 10 have a single light transom. A large sign extending the width of the facade marks the division between the ground floor and the two upper stories. This conceals what was originally the upper panes of the display windows and a three part wooden entablature (visible in an early photograph). Now only the cornice and dentils can be seen above the "Endicott Johnson" sign.

The richly decorated upper floors almost read as one story above the commercial ground level. They are dominated by two large round arches which form a semi-arcade across the facade. The second floor has one-over-one, three-sided bay windows recessed slightly in each of the two arches. Above each bay window is a garlanded frieze which divides the second and third floors. The third floor has paired one-over-one windows above the bay windows.

A one-over-one pedimented window marks the center of the facade. A decorative rectangular block above the window is topped by numbers indicating the date of construction, 1896. Centrally placed on the third floor is a small round window with stained leaded glass.

Four courses of header bricks form the two arches which rest on simple capitals. The building has a three part entablature with the "Babylon Building" spelled out in the frieze. The small expanse of terra cotta tile roof has three round dormer windows.

The rear (north) facade has five bays with tall, twelve-over-twelve windows, several of which have been covered over. An arched rear entrance is located in the western bay. On the second floor, a slightly lower window opening marks the location of an interior stair landing (photo 3).

Historic Preservation Certification Application Part I

2. Description of Physical Appearance continued:

A brick partition divides the interior of the building lengthwise on all three floors. Arched openings (one on the ground floor and two on the second) provided circulation between the two sections. At some point the large opening on the ground floor was infilled and the two existing openings cut.

Presently there is a two-run wooden stair located in the northwest corner of the building. Paneling indicates the outline of the original stair which took up the north end of the west half (Number 12). A center run, the outline of which is still visible on the ground floor, extended up halfway and then split into two runs up to the second floor. A single run stair (now removed see photo 7) in the east half of the building (Number 10) led to the third floor. Much of the building has been altered, especially on the ground floor: linoleum covers the wooden floors, plaster ceilings have been removed, and interior partitions installed.

3. Statement of Significance

The purpose of the part of the application is to request certification of the Babylon Building (10-12 West Main Street) in Westminster, Maryland.

The Maryland State Historic Preservation Office in its sketch map submitted as part of the Westminster Historic National Register Nomination identified the Babylon Building as a contributor to the significance of the historic district. (See attached copy of the sketch map. The identification "B" was used by the State Office to designate contributing buildings.)

The Westminster Historic District is significant as the political, financial and commercial center of Carroll County in the 19th and 20th centuries. The Babylon Building contributes to the commercial significance as a late nineteenth century business fronting on Main Street. Its history dates back to the completion of the railroad in 1861 which encouraged commercial activity toward the western end of the original town of Westminster. Constructed in 1896 on the west side of Railroad Avenue, the Babylon Building symbolizes the wealth and increased commercial activity brought by the railroad.

Continually used for commercial purposes, the building was first occupied by Mr. William F. Deer who operated a drygoods store. Mr. George A. Bixter sold cigars and tobacco in the smaller section. Both businesses soon failed and Charles E. Herring bought the property.

Historic Preservation Certification Application Part I

3. Statement of Significance continued

In 1905 Mr. Thomas Babylon and Mr. Lippy opened a dry goods store in the building advertising as "Head to Foot Outfitters for Men, Women and Children". The men's department was located in one half of the building and the women's in the other. The Babylon and Lippy Co. remained in operation for many years and was a leader in the Westminster business community. A 1912 article in the Westminster American Sentinel enthusiastically praised the store "in the handsome building on West Main Street" as a "monument to the eternal progress of mankind".

In a photograph taken soon after construction, the bold new Babylon Building dominates its smaller neighbors. Such a break with the traditional Westminster style of building reinforces the importance attached to the merchant and the arrival of "Main Street". The exuberant new style soon influenced other building design in the western end of town. The structures which surround the Babylon Building today imitate both the scale and design of the earlier building.

REVIEW SHEET

CARR-422

Historic Preservation Certification Application—Significance

Property: BABYLON BUILDING, 12 WEST MAIN ST., WESTMINSTER, MD. Project No.: _____

Historic District: WESTMINSTER
6-24-87 date initial application received by State _____ date(s) additional information requested by State
6-24-87 date complete information received by State _____
_____ date of this transmittal to NPS _____
Inspection of property by State staff? ☒ no ☐ yes date(s): _____

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:												
1	<table><tbody><tr><td>_____ Extensive loss of historic fabric</td><td>_____ Obscured or covered elevation(s)</td></tr><tr><td>_____ Substantial alterations over time</td><td>_____ Moved property</td></tr><tr><td>_____ Preliminary determination of listing</td><td>_____ State recommendation inconsistent with NR documentation</td></tr><tr><td>_____ for district</td><td>_____ Recommendation different from the applicant's request</td></tr><tr><td>_____ for individual property</td><td></td></tr><tr><td>_____ Significance less than 50 years old</td><td></td></tr></tbody></table>	_____ Extensive loss of historic fabric	_____ Obscured or covered elevation(s)	_____ Substantial alterations over time	_____ Moved property	_____ Preliminary determination of listing	_____ State recommendation inconsistent with NR documentation	_____ for district	_____ Recommendation different from the applicant's request	_____ for individual property		_____ Significance less than 50 years old	
_____ Extensive loss of historic fabric	_____ Obscured or covered elevation(s)												
_____ Substantial alterations over time	_____ Moved property												
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_____ for district	_____ Recommendation different from the applicant's request												
_____ for individual property													
_____ Significance less than 50 years old													

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>18TH, 19TH & EARLY 20TH</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input type="checkbox"/> association _____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.</p> <p>(3) For properties less than 50 years old: _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) _____ Nomination was submitted to the NPS on _____ _____ Nomination will be submitted to the State review board within twelve months. _____ Nomination process likely will be completed within thirty months. _____ Other, explain: _____</p> <p>B. Evaluation of the property: _____ Property is individually eligible and meets National Register Criteria for Evaluation _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. _____ does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings). BUILT IN 1896, THE BABYLON BUILDING IS A THREE-STORY, THREE-BAY BRICK STRUCTURE ON A STONE FOUNDATION. IT RETAINS ITS VICTORIAN COMMERCIAL FACADE ALTHOUGH THE ORIGINAL SDOREFFO'S WERE REPLACED IN THE 1960'S. THE INTERIOR SPACES ARE PRACTICALLY DEVOID OF ORIGINAL TRIM AND FIXTURES. PANELED WAINSCOTTING RUNS ALONG THE STAIRS TO THE SECOND STORY, BUT THE STAIRS HAVE BEEN SUBSTANTIALLY REBUILT OVER THE YEARS. ALSO, ON THE SECOND STORY, WHICH IS LAID OUT IN TWO LARGE OPEN ROOMS IS A BASEBOARD WITH MOLDED TOP, WINDOW FRAMES AND A PAINT SCHEME THAT IMITATES A CHAIR RAIL AND PICTURE FRAME MOLDING. THE STAIR HAS BEEN REMOVED FROM ITS ORIGINAL LOCATION ALONG THE BRICK BEARING WALL AND ROUGHLY RE-CONSTRUCTED IN FRONT OF THE BAY WINDOW. THE THIRD STORY IS ALSO TWO OPEN ROOMS WHICH HAVE UNDERGONE UNFINISHED ALTERATIONS.

THE SIGNIFICANCE OF THIS BUILDING IS BASED PRIMARILY ON ITS DECORATIVE ARCHITECTURAL ELEMENTS AND ORIENTATION TO THE STREETSCAPE.

NUMBER

4

State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- ☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
 - ☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 - ☐ The property does not contribute to the significance of the above-named district.
 - ☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
 - ☐ The property appears to contribute to the significance of a:
 - ☐ potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - ☐ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - ☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - ☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

7-22-87

Date



State Official Signature

☐ See attachments:

NPS Comments:

RECEIVED

JUN 24 1987

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL
TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: BABYLON BUILDING
Address of property: 12 West Main Street (MD 32)
City Westminster County Carroll State Maryland Zip Code 21157
Name of historic district: Westminster, Maryland Historic District
☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name David McCoy Title Co-owner
Street 16712 Ridge Road City Upperco
State Maryland Zip 21155 Telephone Number (during day): (301) 239-7237

4. Owner:

Name Babylon Building Partnership
Street 16712 Ridge Road City Upperco
State Maryland Zip 21155 Telephone Number (during day): (301) 239-7237

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature David McCoy Date 6-17-87

Social Security Number or Taxpayer Identification Number 52-1292031

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

BABYLON BUILDING

HISTORIC PRESERVATION
CERTIFICATION APPLICATION--

NPS Office Use Only

CARP-42.2

Property Name

12 W. Main St., Westminster, MD

PART 1

Project Number:

Property Address

Babylon Bldg. Partnership/52-1292031

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

The Babylon Building is a three-story, three-bay brick structure on a stone foundation that contains one of the most impressive Victorian style commercial facades in Carroll County. When the building was constructed in 1896, it towered above the vernacular style two-story buildings that comprised the rest of Main Street. Today, although the neighboring buildings dating from the early 20th century almost attain the same height, the Babylon Building still stands out conspicuously due to its bold architectural design and eclectic detailing. (Photos 1 & 2) Color also adds to its strong visual expression through the painted pressed-metal trim projecting from the buff-colored brick surfaces. (Photo 3) The architectural focus of the Babylon Building exists on the upper two stories with its design of two large recessed arches flanking a smaller central arch. (Photos 4 & 5) The two large arches are flanked by pilasters with molded brick bases and capitals. The lintels of the arches are formed by four rows of header bricks with a molded keystone. The arches contain bay windows on the second story and two windows with a sidelight design on the third story. (Photo 6) Between these windows is a frieze with pressed-metal ornamentation of swags and wreaths around a shield.

Date of Construction: 1896 Source of Date: Contemporary newspapers

Date(s) of Alteration(s): 1960s storefront remodeling

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

The Westminster Historic District is significant because it depicts the evolution and development of a rural county seat and contains excellent examples of vernacular architecture through the 19th and early 20th centuries. A special highlight of this district is the architectural diversity of its late nineteenth century commercial section of Main Street. The Babylon Building with its sophisticated architectural design, towering stature, and prominent Main Street location was a "cornerstone" building of Westminster's Victorian commercial district. It was built in 1896 when the streetscape of Westminster was being significantly updated by the construction of a new Western Maryland Railway depot and the Westminster Fire Department building (also using a buff-colored brick like the Babylon Building).

Newspaper articles from the period boasted about the progressive commercial enterprises in Westminster and exclaimed that at the Babylon Building "the storerooms will equal the best in Westminster, that has larger and better stores than any town in Maryland outside of Baltimore." (Democratic Advocate, June 27, 1896) In reviewing this period of commercial prosperity for Westminster, architectural historian Christopher Weeks states that the Babylon Building "firmly symbolizes the wealth that the railroads had brought the town and also, just as importantly, how great was the faith that the builder had in the town's future." (The Building of Westminster in Maryland p. 81). The map submitted with the Westminster National Register Historic district nomination designated the Babylon building with a "B" which means that the property is "contributing to the character of the district." (see Map no. 2)

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached ☒ yes ☐ no

CONTINUATION SHEET

Historic Preservation
Certification Application

NPS Office Use Only

BABYLON BUILDING

Property Name

W. Main St., Westminster, MD

Property Address

Babylon Building Partnership/52-1292031

Owner Name/Social Security or Taxpayer ID Number

Project Number:

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number: _____

5. Description of physical appearance (continued):

The central arch has a shallow recess with a single row of headers forming the lintel. It is not as tall as the flanking arches and has a circular window with a quatrefoil design of colored glass located above it. The central arch contains a one-over-one window with a triangular pediment, modillions, and a rectangular molded band and frieze linking the pilaster capitals that is inscribed "A' 1986' D." (Photo 7) The building's cornice has a three-part modillion entablature with "BABYLON BUILDING" inscribed on the frieze. Above the cornice, the front of the shed roof contains three rows of terra cotta tiles painted green broken by round dormer windows with pressed-metal trim. (Photo 4)

The building is constructed on a fieldstone foundation which forms a two-room basement separated by a stone bearing wall. Also the building contains a flat roof with a built-up roofing material.

The first-story storefronts have been altered several times during the early and mid-20th century, most recently in the 1960s. The existing design is two separate storefronts with plate glass windows and recessed entryways. A broad plain plywood frieze exists below the first story bracket cornice. (Photo 8) The east and west facades of the structure are now practically flush with the adjoining buildings. The south elevation faces an alley and has been used for service entrances to the building. There are bulkhead entrances centrally located on this facade that provide access to two separate basements. The asymmetrical fenestration of this facade consists of wide wooden doors and industrial-style windows. The cornice is formed by corbelled brickwork. Most of the masonry surface of this elevation has been repointed with Portland cement and with jointwork that does not match the original. (Photo 9; Drawing A-1)

The interior spaces are practically devoid of original trim and fixtures. The interior of the storefronts contain large plate glass openings framed in aluminum and plywood and the doors are modern plate glass -- all dating from mid-20th century renovations. (Photo 10 & 12) The first floor commercial space consists of front and back rooms on both the east and west sides with wall-finishes and ceilings contemporary to the mid-20th century renovations (Photos 10-16; Drawing A-2) Paneled wainscoting runs along the stairs to the second story, but the stairs have been substantially rebuilt over the years. (Photos 17-18) Also on the second story, which is laid out in two large open rooms (Drawing A-3), is a baseboard with molded top, molded window frames, and

Owner's Signature

David McC

Date

6-17-87

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- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☒ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office

CONTINUATION SHEET

CARR-422

BABYLON BUILDING

Historic Preservation

NPS Office Use Only

Property Name

Certification Application

Project Number:

12 W. Main St., Westminster, MD

Property Address

Babylon Building Partnership/52-1292031

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance (continued):

a paint scheme that imitates a chair rail and picture-frame molding. (Photos 19-22) The stair has been removed from its original location along the brick bearing wall and roughly reconstructed in front of the bay window. The third story is also two open rooms which have undergone unfinished renovations with a back room framed in on the east side and sheet-rock wall finishes on the west room. (Photos 23-26; Drawing A-4).

6. Statement of significance (continued):

The site contained an earlier vernacular structure that was built about 1851. It had been used at different times as a blacksmith shop, country store, bakery, cigar and tobacco store and confectionery. (Democratic Advocate 4/18/1896) F. Thomas Babylon, a prominent Westminster merchant, purchased the two lots on December 10, 1895 for \$ 5,000. His first tenant was William F. Derr's "New Model Emporium" which advertised a grand opening on September 26, 1896. (Democratic Advocate 9/19/1896) During the early years of the building, Derr ran a dry goods operation in one of the storerooms while George A. Bixler had a cigar and tobacco store, cigar factory and pool room in the other. (American Sentinel 8/12/1912) The upper floors were used for retail, storage, a lodge hall and community meeting space. Derr took on a partner -- Derr and Lamberd -- but the business failed in the early 20th century. Charles E. Hering bought the operation but also was not successful. In September 1905, the Babylon and Lippy Company was incorporated with F. Thomas Babylon, President, Charles E. Lippy, Vice-President, and D. Snider Babylon, Secretary. They ran a dry goods business that occupied the entire building. The first floor was dry goods and ladies and mens clothing. The second floor was carpets, ladies ready-to-wear clothing, and 5-and-10 cent departments. The Babylon and Lippy company ran their operation until the mid-twentieth century when the Endicott Johnson department store chain took over the commercial space. Endicott Johnson closed in the mid-1970s, and the building has had a variety of minor tenants since that time.

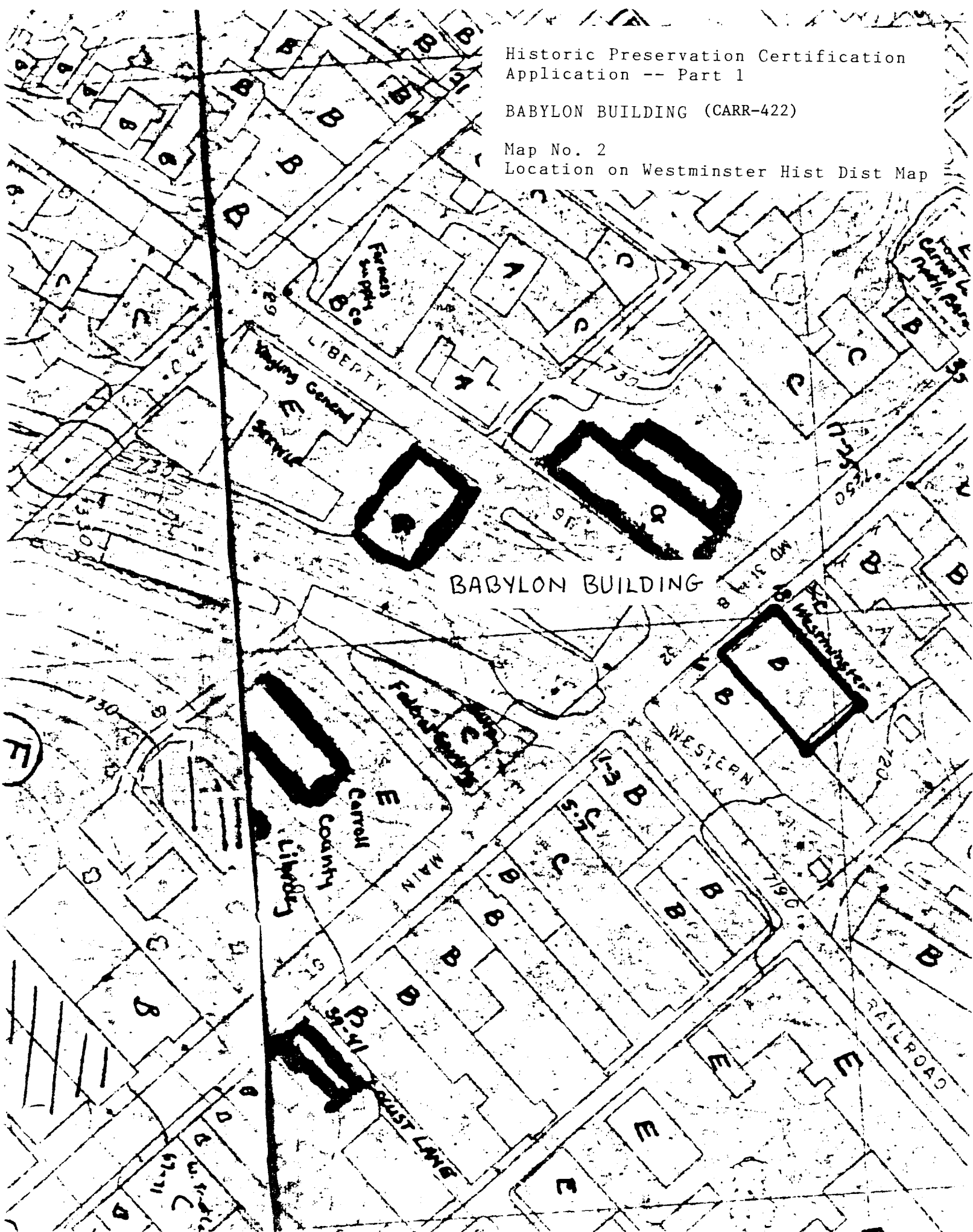
The significance of the Babylon Building rests primarily in the superb architectural characteristics that reflect the Victorian progressiveness of a small-town rural community. The history of the building's use and its occupants also depicts the region's economic and commercial heritage.

Historic Preservation Certification
Application -- Part 1

BABYLON BUILDING (CARR-422)

Map No. 2

Location on Westminster Hist Dist Map



U.S.G.S. MAP
WESTMINSTER, MD.
1:24000 SCALE

Historic Preservation Certification
Application -- Part 1

BABYLON BUILDING (CARR-422)

Map No. 1
Location on U.S.G.S. Quad Map

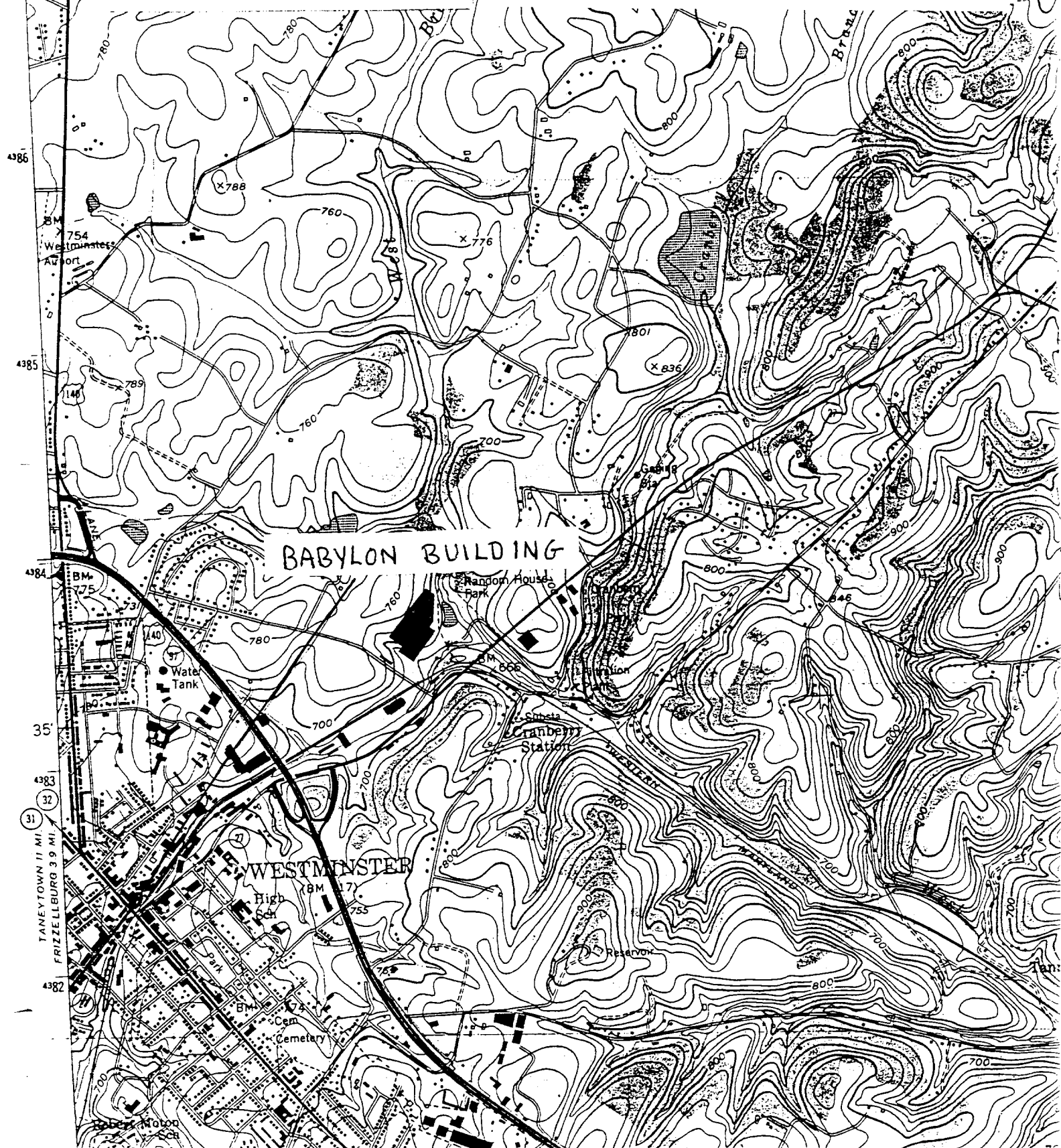


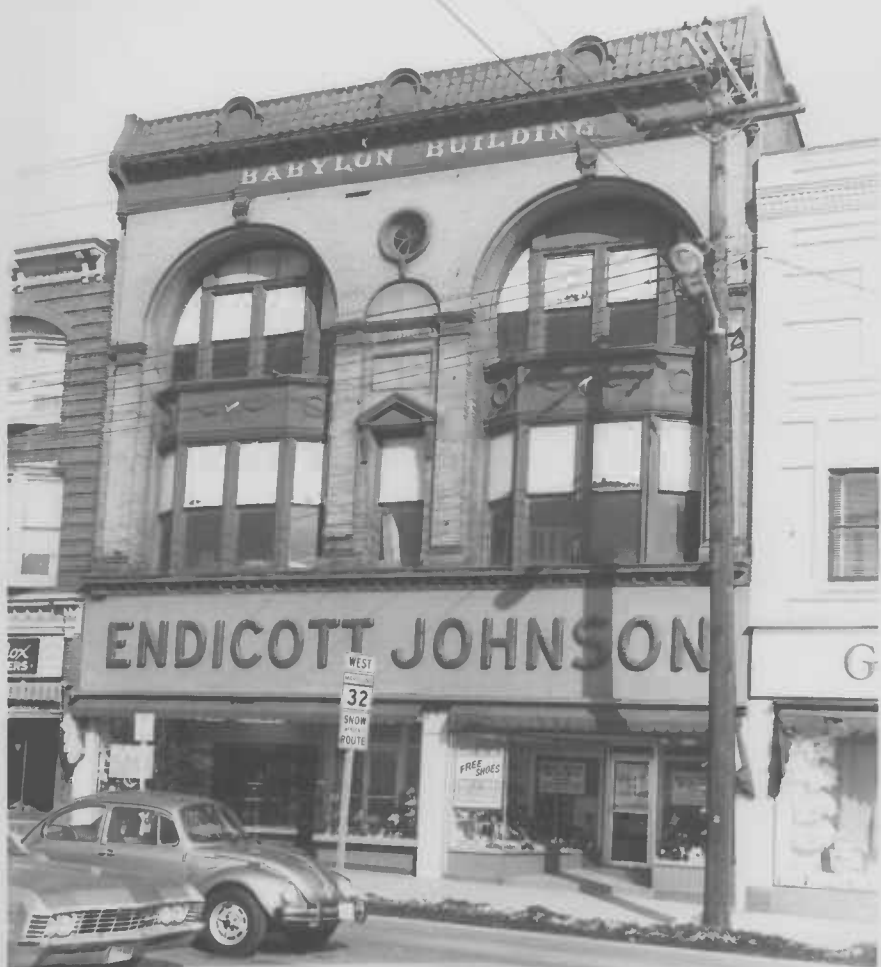


Photo 1: South facade of the Babylon Building (photographer facing north)
January, 1983



Photo 2: View looking southeast on West Main Street toward
Railroad Avenue (photographer facing southeast)
January, 1983

36%



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10/1
C-12

CARR 422
"Babylon Blvd,"
Westminster
2/77 C. Wechs
S. J. G. de



CAPP 422

"Babylon Bldg"

Westminster

N. Jacobs 2/77

C. Weeks